COMMONWEALTH OF MASSACHUSETTS
DESIGNER SELECTION BOARD PROJECT CRITERIA

DSB LIST # **08-11** **ITEM #** **1** **DSB PUBLIC NOTICE DATE** **25 June 2008**

LAST DATE FOR FILING APPLICATION IS: **16 July 2008** **at 2:00 PM**

The Board recommends applications to be submitted by any of the following firms:

(**X**)	Architect	( )	Engineer
(**X**)	Architect/Engineer (A/E)	( )	Other:

PROJECT NUMBER: **UML0801 ST1**

PROJECT TITLE: **Campus Master Plan**

PROJECT LOCATION: **University of Massachusetts, Lowell**

AWARDING AGENCY: **Division of Capital Asset Management**

APPROPRIATION SOURCE: **Ch. 267 of 1995, 0722-0960**

AVAILABLE AMOUNT: **$1,200,000**

ESTIMATED CONSTRUCTION COST: **NA**

TOTAL FEE, excluding reimbursables or any authorized per diem payments, based on scope of work and services authorized if project is completed.

(**x**)	Lump Sum Established Set Fee for Study Phase Per M.G.L. C.7, §38G(a)	**800,000**	dollars
( )	Lump Sum Established Set Fee for Final Design Phase Per M.G.L. C.7, §38G(a), based on the approved estimated construction cost in the certified study.	**NA**	per cent

IMMEDIATE SERVICES AUTHORIZED:
( ) CERTIFIABLE BUILDING STUDY
(**x**) OTHER: CAMPUS MASTER PLAN
As per M.G.L. C.7, §38I, the selected designer may be appointed by the DCAM Commissioner for continued services as noted below subject to approval by the Designer Selection Board:
( ) SCHEMATIC PLANS AND OUTLINE SPECIFICATIONS
( ) DESIGN DEVELOPMENT PLANS AND SPECIFICATIONS
( ) CONSTRUCTION PLANS AND SPECIFICATIONS
( ) ADMINISTRATION OF CONSTRUCTION CONTRACT
( ) OTHER:

MBE/WBE PARTICIPATION:
In accordance with Executive Order #390, DCAM has established minimum goals of 8% MBE participation and 4% WBE participation for the combined value of the study and final design contracts for this project. MBE/WBE goals must be met within the list of requested prime and sub-consultants. All applicants must indicate how they will meet these goals and will be evaluated on that basis. Further information about the MBE/WBE Program appears in the DSB Public Notice at pages 4-8 entitled “Participation by Minority Owned Businesses and Woman Owned Businesses” and at Attachment E of the DCAM Standard Contract for Design Services. Applications from MBE and WBE firms as prime consultant are encouraged.

APPROPRIATION LANGUAGE:
Ch. 267 of 1995, 0722-0960**: "**for repairs, renovations, and deferred maintenance to campus facilities and grounds…."

PROJECT DESCRIPTION:

Division of Capital Asset Management
D·C·A·M
Building for the Commonwealth

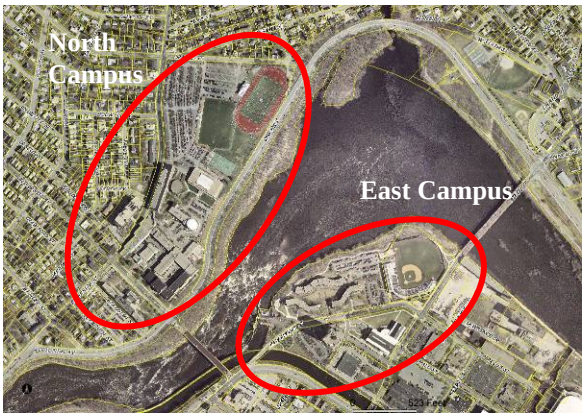
Campus Master Plan
University of Massachusetts, Lowell

The Division of Capital Asset Management, in conjunction with the University of Massachusetts, Lowell, seeks expert professional services for the preparation of a comprehensive Campus Master Plan.

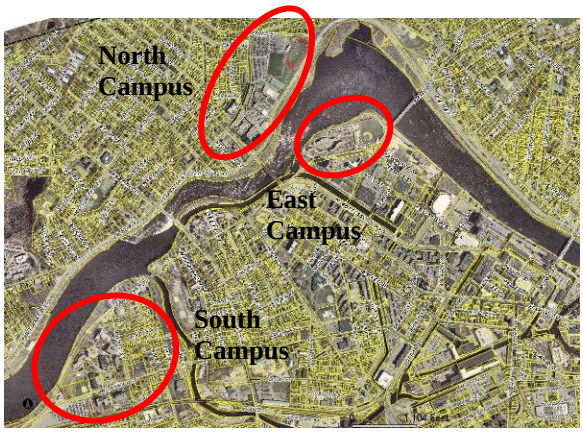
Overview:
The University of Massachusetts Lowell, spanning 100 acres split among three campuses, has been educating students for more than a century. The physical separation of its campuses traces back to its early roots as the Lowell Normal School (later to become Lowell State College) located on South Campus and the Lowell Textile School (later to become Lowell Technology Institute) located on North Campus. In 1975 the schools merged to become the University of Lowell, which joined the University of Massachusetts system in 1991.

These early roots are still evident in the academic focus of the North and South campuses. North Campus continues the tradition of Lowell Tech with its focus in engineering, management and the sciences. South Campus has built on its tradition as a Normal School with its focus in the humanities, education and professional schools. East Campus, adjacent to LaLecheur Park and the Tsongas Arena, is home to approximately 1,600 students housed in four dormitories, including the University's largest dormitory, Fox Hall. The University's two newest buildings, the Parking Garage and Recreation Center, as well as Wannalancit and the Institute of Plastics are also on East Campus.

The Merrimack River intersects the campuses, with North Campus on its west bank and South and East Campus' on the east. Although on separate banks of the river, North Campus and East Campus are less than ½ mile apart. South Campus is approximately 1 ¼ miles from East Campus and North Campus.



Aerial View of North Campus and East Campus



Aerial View of North, South and East Campuses

As geography and history would suggest, the collective identity of UMass Lowell has not been realized to its greatest potential. Absent any new academic buildings for more than 30 years, programs have evolved and faculty have been added in response to changing demands. This has resulted in pent up demand for more, modernized space among all departments. With interdisciplinary research and collaboration as a driving force for more cohesive and connected campuses, planning pedestrian-friendly spaces and pathways to enhance the 'sense of place' and quality of experience throughout the campuses will be central to this Campus Master Plan.

As a largely commuter school with physically separate campuses and 75% of its undergraduates living off campus, the quantity of cars, demand for parking and resulting carbon footprint are sizeable. Traffic congestion between campuses is exasperated by the reduced capacity of the existing bridges across the Merrimack. With a targeted increase in student

enrollment and on campus housing, the University community is poised to change dramatically. In order to allow the University to grow and simultaneously reduce its carbon footprint in compliance with the President's Climate Commitment, UMass Lowell must seek any means available to become more energy efficient, including renewable sources, high efficiency new construction and equipment, system-wide energy performance contracts, ambitious carbon footprint budgeting for its new and renovated buildings, and a transportation strategy that includes parking, pedestrian and vehicular circulation, and better utilization of public transportation and shuttles.

Through a highly interactive process that inspires the University participants to engage in a shared vision, this Campus Master Plan will collectively address and prioritize the needs of all departments, propose means to modernize facilities in response to changing pedagogies and demands for research space, and create spaces that symbolize and enhance a sense of community. Based on a shared vision and with the goal of addressing long range energy efficiency, this Campus Master Plan will generate a phased implementation plan that will enable growth of the student population and the expansion and development of the full range of the UMass Lowell's diverse academic programs, community outreach programs, on-campus housing, research, industry and business partnerships for the next 20 years.

Although the Campus Master Plan will quantify specific needs and plan future projects with projected costs in a carefully considered phased plan, it is clear that much can change over time. Therefore, it is critical that this Master Plan provide a well documented framework that explains the relationship of variables that generate the proposed developments so the University can utilize it as a tool to more completely understand the ripple effect of potential options in its decision making process as it addresses changing circumstances in the future.

Strategic Priorities:
With a new Chancellor at the helm, UMass Lowell is in the position to lay the groundwork for a reinvigorated commitment to and expansion of its regional reputation for excellence in applied sciences, technology and research to include other high-growth programs not historically associated with UMass Lowell. The focus is to build all current programs to their greatest potential.

The University has identified 5 strategic priorities that will serve as the basis of its Strategic Plan. This Campus Master Plan will seek to align the University's facilities to support these strategic priorities as they continue to evolve into a more comprehensive Strategic Plan over the next 6 months. These priorities are as follows:

- Build student access, development and success.
- Build the quality and stature of academic programs offered by the University.
- Contribute to the sustainability of the physical, economic and social well-being of the region and community.
- Strengthen the University's image and reputation for its commitment to educational excellence and diversity.
- Strengthen the University's long-term financial and physical plant viability driven by strategic planning that engages the campus and external community.

These priorities have been expanded to include the following measurable initiatives that in themselves will transform the University environment into a more vibrant community.

- Increase in student enrollment by 2 ½% annually for the next 5 years.
  Although enrollment was down last year, Fall 2008 applications have increased by 25% for freshman and 49% for transfer students.
- Double on-campus housing from 25 % of undergraduates to 50% over the next 5 years
  This translates to an increase of approximately 2,300 beds that may include privately owned properties in close proximity to the campuses.
- Increase retention rate to yield an increase in the graduation rate by 10% in 5 years.
  Focus on creating a cohesive community that is further refined into smaller learning communities.

General Scope of Work / Major Tasks:
The Scope of Work of this project includes but is not limited to the major tasks described below. Under a separate contract, a site analysis of South Campus, needs assessment and facility assessments of selected departments and buildings will be completed as part of Phase I of the South Academic Facilities Study. As part of this project, these findings are to be reviewed, modified if required, and incorporated into this Campus Master Plan.

Comprehensive Needs Assessments:
In order to address the pent-up needs of the University's diverse academic programs, support departments as well as its outreach programs, continuing education, business partnerships and research activities, comprehensive needs assessments of all campus departments are to be undertaken. A tabular space program broken down by assignable

square feet per department and further categorized by major NCES classifications will be generated. As a foundation for this effort, comparable data of existing program spaces and CAD floor plans, generated under a separate Space Inventory and Space Utilization Study contract, will be provided to the Master Plan Team. Data generated by the Master Plan team is to include program areas required to meet current needs as well as those needs to grow programs in response to trends and targeted student enrollment increases.

The Master Plan Team will provide faculty /staff surveys to Deans, Department Chairs or Directors and conduct follow-up interviews with these key personnel to assess needs, note required adjacencies and clarify departmental goals. Based on this input, the needs will be translated into assignable square footage and categorized. Benchmark standards are to be proposed and peer institution comparisons provided. Student life needs that promote a more cohesive campus community which includes both commuting students and an increasing resident population will be assessed by reviewing previous UMass Lowell student survey data, interviewing key student service staff and holding 2-4 forums on campus open to the entire community. With an agenda of issues to guide the discussion, these forums will seek to engage the UMass Lowell community to gain their input and begin to envision what could be.

Objectives include:

- ✓ Create state-of-the-arts instructional spaces appropriately sized to enhance student learning and retention.
- ✓ Optimize departmental cohesion / identity and potential synergy among all programs.
- ✓ Address all departments current and future needs associated with the targeted growth in student enrollment.
- ✓ Incorporate faculty offices & research spaces
- ✓ Consider the impact on academic program needs from the modernization /restructuring of library resources to incorporating flexible learning spaces, computer labs and faculty development centers.
- ✓ Identify specific needs on each campus that can not be met within existing facilities to determine future building projects and potential land acquisition priorities.
- ✓ Consider consolidation of the Facilities Department
- ✓ Consider consolidation of the Student Activities Department.
- ✓ Identify potential dormitory sites to reach the targeted increase of approx. 2,300 beds over the next 5 years.
- ✓ Determine optimal locations and assess the needs of the Student Union functions, Dining Halls, Counseling, Career Services and Health Services facilities to support the current and projected student populations.
- ✓ Assess athletic facilities and identify opportunities to enable greater student access to athletic programs and recreational sports, especially with the targeted increase in student population.

Facility Assessments / Infrastructure Analysis:

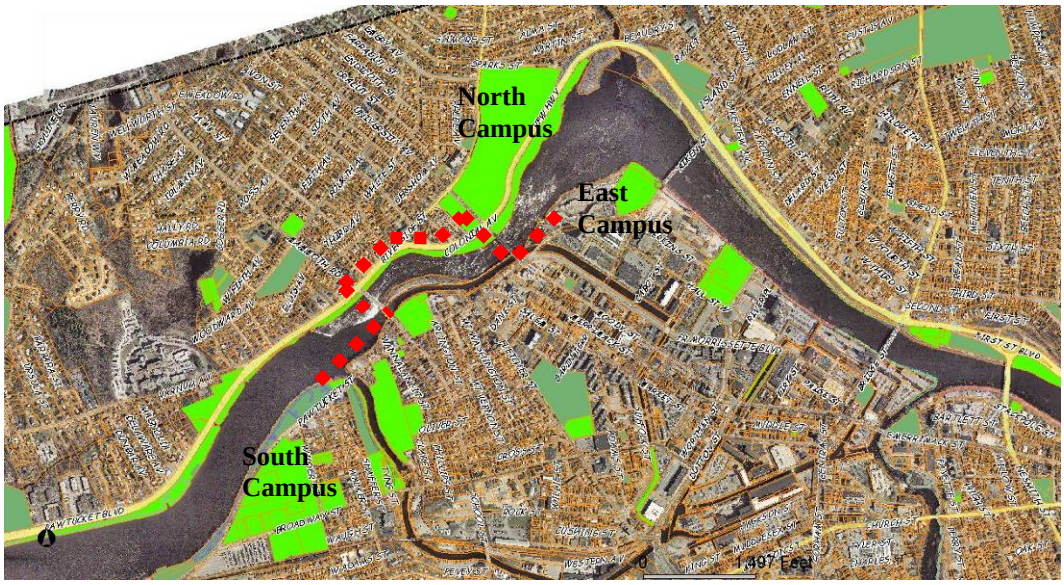
In order to develop a phased implementation plan that addresses deficiencies of particular buildings and systematically seeks to optimize energy efficiency and sustainability consistent with Executive Order 484 and the President's Climate Commitment, facility assessments of the existing conditions of the campus facilities and infrastructure of all 3 campuses are to be generated in a Uniformat II Standard Classification for Building Elements and Related Site Work as an organizing framework for identifying deficiencies and potential scope of upgrades. (see attached table of existing buildings). Existing athletic facilities are to be assessed also.

Equipment operating efficiencies and schedules are to be compiled. Identification of deficiencies in existing building systems, envelope, energy concerns, code issues, cost estimates, accessibility upgrades, and code reviews are to be included. Energy modeling to identify cost-effective energy efficiency measures and life cycle costing to evaluate measures are to be utilized. Evaluation of the suitability of existing structures for the current use based on required upgrades and identification of possible alternative uses is to be included. Developing criteria for an achievable carbon foot print budgeting process to assist in the future implementation of the Campus Master Plan will be critical.

Infrastructure analysis for each campus is to be generated, focusing on capacity, energy efficiency opportunities including cogeneration and renewable energy possibilities, and options towards compliance with EO 484 and the President's Climate Commitment. Compiled data on fuel consumption, electricity demands and water usage obtained from UMass Lowell will be reviewed as a basis for this analysis. Capacity limitations with respect to maximum build-out on each campus will be generated for consideration of phasing of system upgrades, including options for providing centralized chilled water. Utilizing life cycle costing and an accepted discount rate, potential infrastructure upgrades towards a more energy efficient and sustainable campus including energy performance contract opportunities will be identified and an analysis performed to illustrate the financial benefit and critical timing of these types of projects. Energy guidelines for future renovation and new construction projects will also be developed.

Objectives include:

- ✓ Assess specific existing facilities and provide energy modeling in the context of programmatic needs to appropriately repurpose spaces and develop a carbon footprint strategy for new and renovation projects.
- ✓ Assess the capacity and efficiency of the existing infrastructure and identify opportunities for alternative renewable solutions and/or efficiency upgrades to enable the reduction of overall energy consumption and greenhouse emissions, consistent with the implementation plan and UML's evolving Climate Action Plan.
- ✓ Appropriately identify and separate capital projects from deferred maintenance activities.
- ✓ Identify limited solutions to current problems that could be considered for implementation in the short term as part of UMass Lowell's operating budget.
- ✓ Address accessibility issues on a building basis and campus basis.



Aerial View illustrating Existing Open Space Networks in the UMass Lowell Campus vicinities

Site Analysis / Vision:

In order to create a vision for pedestrian friendly, enhanced 'sense of place' for each campus that promotes a cohesive community that includes and provides adequate access for business and industry partnerships, community outreach and serviceability, a Site Analysis of each campus is to be generated, focusing on pedestrian and vehicular circulation, infrastructure routes, open space, arrival points, sequence of spaces, land use strategies, parking, landscaping improvements, drainage / storm water management, accessibility, etc. Potential future building sites are to be identified with massing and potential footprint / maximum build-out, topographical impact, and building siting for daylighting and natural ventilation. Sun and wind analysis for exterior spaces is to be included also. Traffic studies of specific scope are to be identified for consideration as an additional service.

Objectives include:

- ✓ Seek means to enhance the 'connective tissue' between the campuses by building on existing campus open spaces, pedestrian and bicycle pathways to integrate and expand them into the larger existing open space network within the City of Lowell. Reconsidering the Merrimack River as an opportunity to create a central common space as opposed to a divisive element will be explored.
- ✓ Examine access points and sequence of spaces on each campus to create an enhanced sense of arrival.
- ✓ Create an accessible network of exterior and interior spaces that promotes social and academic interactions, interdisciplinary collaboration and a sense of community among students and faculty.
- ✓ Generate landscaping standards consistent with the vision that can be phased or included in separate projects.
- ✓ Develop a transportation strategy that addresses short-term and long range parking needs and considers land use, access, service, shuttles and better integration/utilization of Lowell's public transportation system.
- ✓ Develop a land use strategy that identifies future building sites that address specific needs on each campus while also creating new open spaces and enhancing existing spaces into a network of habitable spaces.

Alternative Solutions:

Based on the needs assessments, facility assessments, infrastructure, site analysis, and general input from the

University community, 2-3 alternative visions and strategies for each campus and all campuses collectively, will be generated. Graphically illustrating the possibilities to engage the UMass community to envision the possibilities is paramount. Space reallocation scenarios that accommodate current and projected needs, respect adjacencies and phased to align with targeted enrollment and housing goals are to be diagramed and quantified. Site plans are to be developed, illustrating different circulation and land use strategies. Phasing scenarios, potential infrastructure capacity and energy efficiency upgrades, order of magnitude cost estimates, energy modeling, 3D massing models and floor plan diagrams are to be included in the alternative solutions. Potential design guidelines are to be presented for consideration. A PowerPoint presentation product illustrating the alternatives to explain and gain input and build consensus within the UML community is to be included.

Final Campus Master Plan:
Documentation is to be produced based on the preferred option and developed into a consensus solution to include data from the entire process, charts, cost estimates, phasing, 3D massing, circulation (pedestrian and vehicular), and open space diagrams, tabular program, facility assessments, illustrative site plans, etc. PowerPoint presentation product for public presentations that includes all relevant drawings and data.

Coordination of ongoing projects including but not limited to the Emerging Technologies and Innovation Center (ETIC) on North Campus, the South Academic Facilities Study on South Campus, a potential dormitory project adjacent to South Campus, and Feasibility Studies for the reuse of Wannalancit and the future M2D2 project on East will be required. Integrating these ongoing projects into the Campus Master Plan and in some cases participating in critical discussions with other project teams will be an important aspect of this project.

Highly interactive planning process with the U Mass Lowell administration, academic leadership, faculty and DCAM including weekly work sessions along with periodic workshops will be central to this project. Presentations to the UMass Lowell community to gain input, engage in a shared vision and generate consensus will be required. Upon Notice to proceed, DCAM anticipates the Campus Master Plan to span approximately 12 - 14 months.

UML Buildings included in Campus Master Plan				
Bldg Abbrev	**Building Name**	**Campus**	**Camis GSF**	
OS	Olsen Hall	North	134,045	
BL	Ball Hall	North	96,752	
EB	Engineering Bldg	North	47,942	
OH	Olney Hall	North	243,295	
EC	Pinanski Energy Center	North	77,532	
Cos	Costello Gym	North	93,416	
FA	Falmouth Hall	North	50,472	
NP	Power Plant + Maintenance	North	9,397	
PA	Pasteur Hall	North	53,698	
KI	Kitson Hall	North	50,184	
SO	Southwick Hall	North	68,009	
AL	Alumni Library	North	16,622	
CU	Cumnock Hall	North	37,855	
LL	Lydon Library	North	49,162	
AH	Allen House	South	10,226	
DR	Durgin Hall	South	83,120	
OL	O'Leary Library	South	115,171	A
WE	Weed Hall	South	72,939	A
DU	Dugan Hall	South	59,715	P
MG	MacGauvran Student Union	South	41,758	P
SDH	Southside Café + Dining Hall	South	26,811	A
CO	Coburn Hall	South	65,972	
MA	Mahoney Hall	South	55,611	A
SP	Power Plant South	South	5,981	
CR	Campus Recreation Center	East	65,000	
IP	Institute for Plastics Innovation	East	33,600	
	Wannalancit	East	131,475	
	TOTALS		1,795,760	

Note: GSF figures are taken from CAMIS and are to be verified by the Master Plan team.
Denotes buildings assessed under the separate South Academic Facilities Study Scope that are

to be reviewed, expanded and/or modified if required, and incoporated in the Campus Master Plan
A= Total Facility Assessment; P= Partial Facility Assessment

Deliverables include but are not limited to the following:

Volume 1: *Work Plans*: a full breakdown of tasks, fee schedule, project schedule, and deliverables

Volume 2: *Existing Conditions / Site Analysis / Program Analysis*: documentation of facility assessments, infrastructure analysis and site analysis of each campus, needs assessments including interview notes, surveys, programmatic requirements, peer institution comparisons, benchmark standards by functional group, etc.

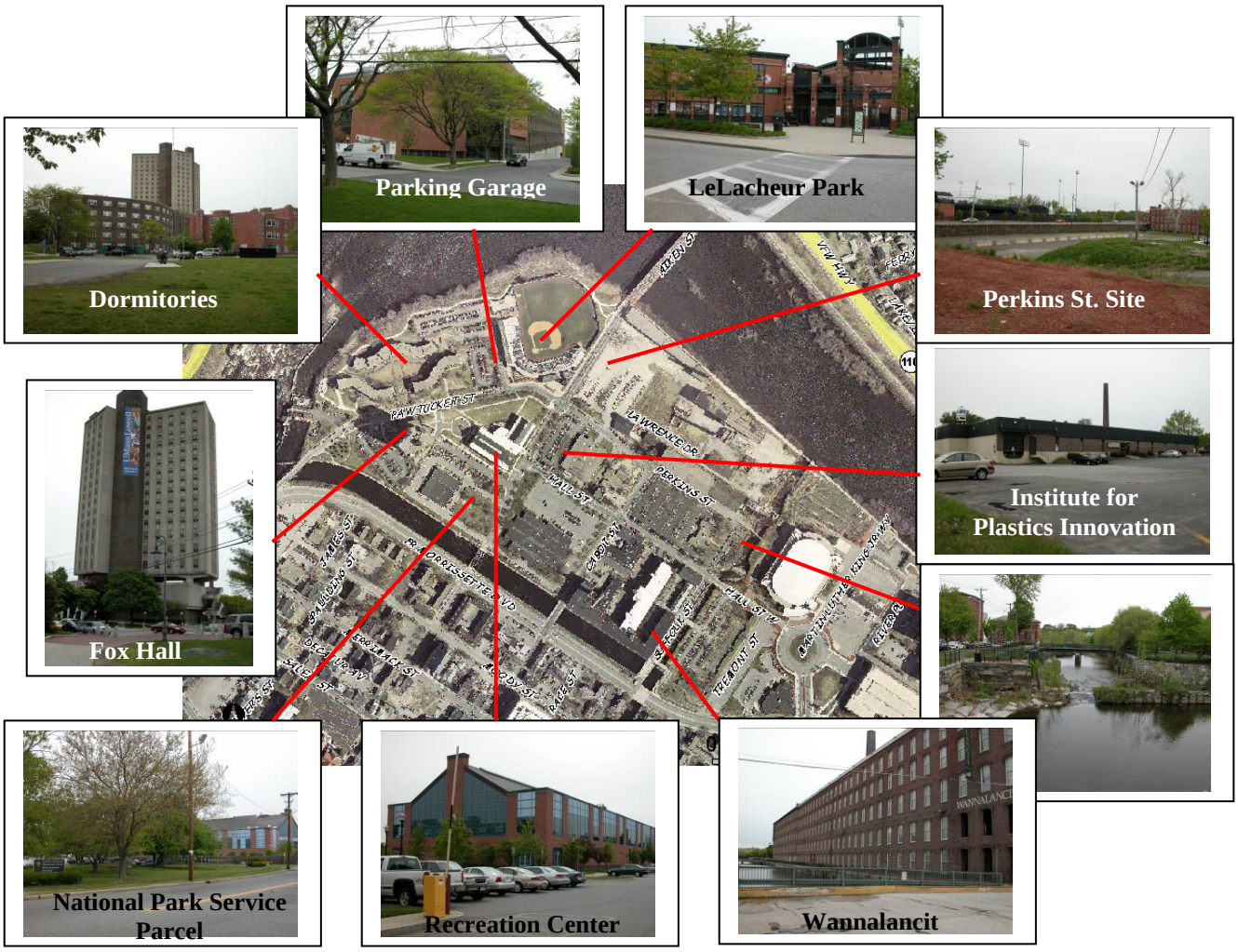
Volume 3: *Alternative Solutions Report:* documentation and presentation of development scenarios, schedules, phasing, cost estimates, etc.

Volume 4: *Consensus Solution Report:* documentation of the consensus solution (phasing, costs, plans, etc) and compilation of work-to-date that led to development of the preferred scenario.

Issues Specific to each Campus:

East Campus:

East Campus has been identified by UMass Lowell as the highest priority for future development. Conveniently located in close proximity to downtown Lowell, LeLacheur Park, Tsongas Arena, the Lowell National Park, the Riverwalk and the Recreation Center, East Campus is poised to develop into a larger, more vibrant student residential community with the addition of new dormitories and student services. Potential building sites at the Institute of Plastics Innovation, the National Park Service Maintenance facility, and the Perkins Street site provide opportunities to develop this Campus. Expanding and integrating the existing Riverwalk into a more expansive network of informal open spaces and providing additional parking will be critical to East Campus.



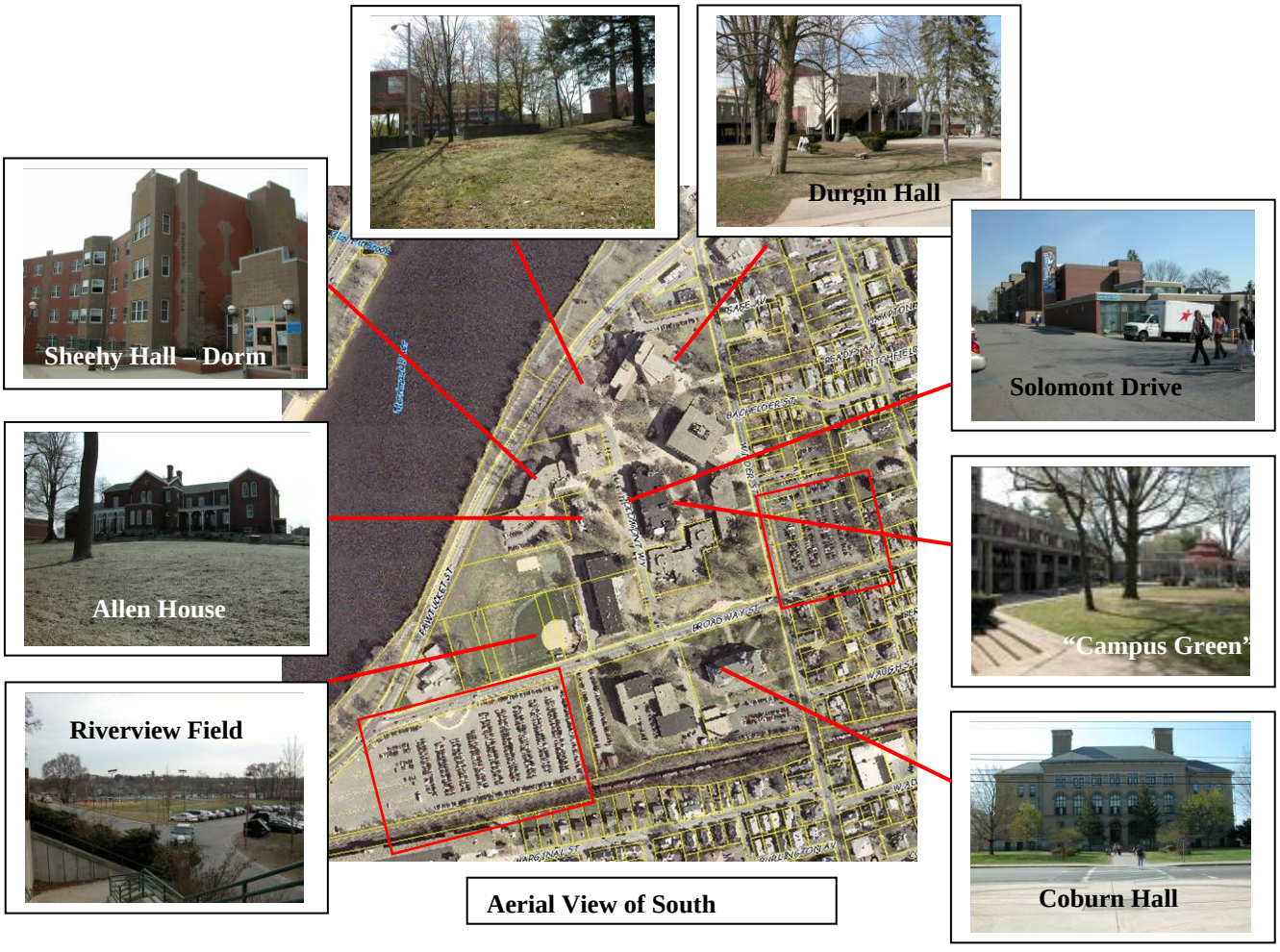
Aerial View of East Campus

Issues to be addressed on East Campus include:

- Coordination and integration of the possible closing off of Pawtucket Street in front of Fox Hall for the possible creation of a 'Campus Green' type space
- Possible land swap of the National Parks Service Maintenance facility site for a new dorm site
- Development of the Perkins Street site for mixed use, consistent with the Mills development guidelines
- Addition / expansion of Dining Hall facilities and possible new Student Union
- Potential relocation of the Institute for Plastics Innovation to provide another building site
- Better utilization of Wannalancit
- New bookstore

South Campus:

Many of the structures on South Campus were constructed in the 1970's and were organized around a central "Campus Green" but did not integrate the adjacent historic campus buildings. Although most parking is located on the perimeter of the Campus, the main pedestrian entry point to the Campus from Broadway is along Solomont Drive which is essentially a parking lot and service drive. Integrating the existing structures by site improvements, separation of vehicular and pedestrian circulation and strategically identifying new building sites to knit the campus together will be critical.



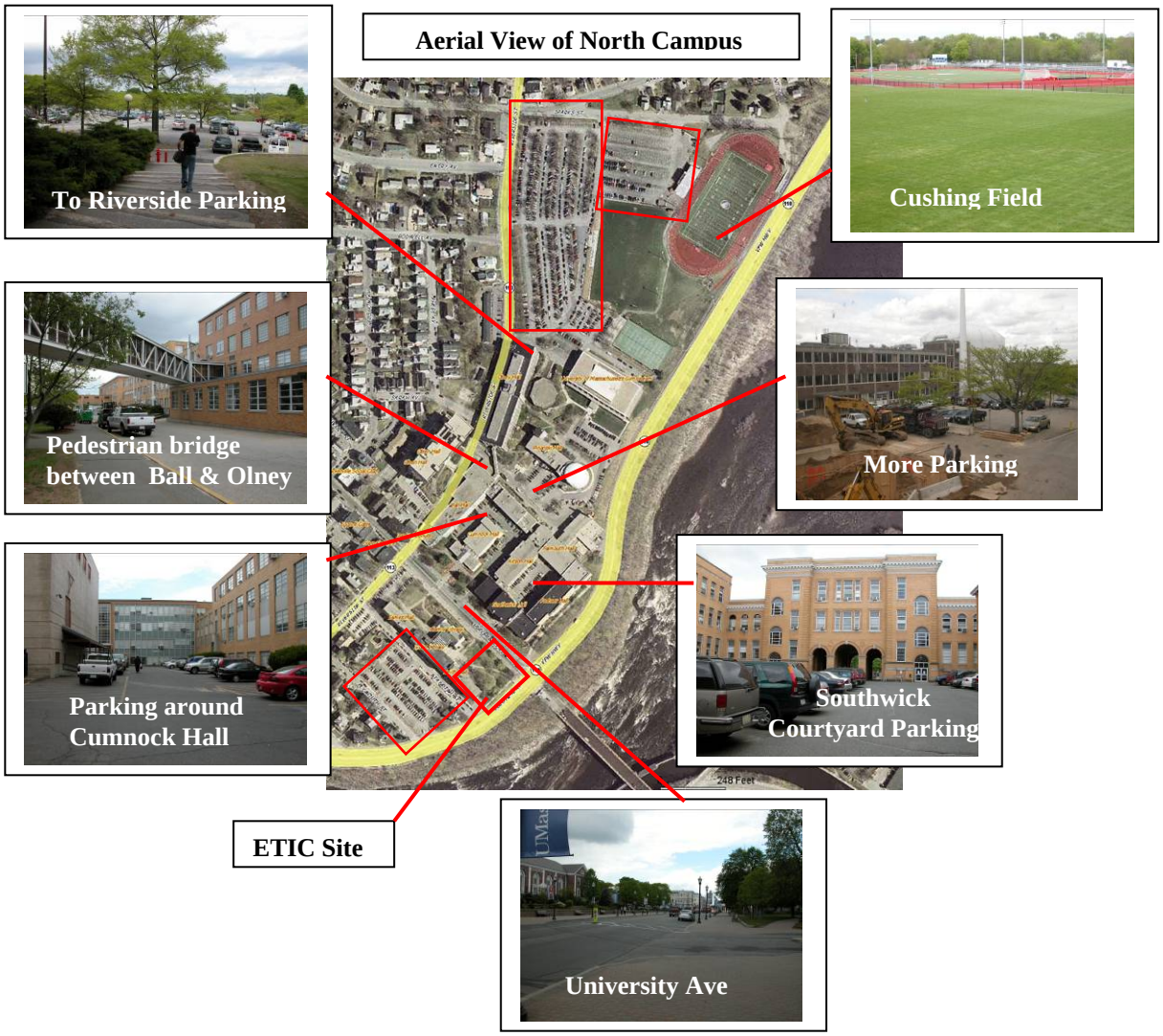
Aerial View of South

Additional issues to be addressed on South Campus include:

- Incorporation of the South Campus Facilities Study (Refer to DSB Ad 08-08 #1) and expansion to include the remaining South Campus facilities and departments.
- Expansion of the Athletic facilities to potentially include another athletic field and additional locker rooms
- Address the needs of the extensive outreach programs in Durgin Hall
- Consider upgrades for Coburn Hall based on departmental needs and space utilization data.
- Address accessibility issues and needs on campus
- Expansion of on-campus housing and potential private dorms in close proximity
- Expansion of Dining Hall facilities
- Expansion or relocation of the Student Union
- Possible relocation of Dugan Hall administrative functions to allow academic expansion adjacent to classrooms

- Landscaping and site improvements
- Potential centralized chilled water for cooling

North Campus:
Dense with engineering and science classrooms, labs and research spaces and the entire School of Management, North Campus lacks informal spaces for students to gather, study in small groups or relax between classes. The absence of a substantial 'Campus Green' profoundly compromises the sense of arrival and place. Exploration into greening existing courtyards currently utilized as parking lots, incorporating a green median strip along University Avenue, and enhancing pathways to create a network of spaces will be critical at North Campus. Relocating on-campus housing to East and South Campus has begun and will provide design opportunities to reshape North Campus.



Additional issues to be addressed on North Campus include:

- Coordination and incorporation of the Emerging Technologies and Innovation Center (ETIC) which may include a pedestrian bridge connecting to Southwick Hall
- Repurpose any vacated spaces from existing buildings into ETIC.
- Develop a comprehensive parking strategy that incorporates the ETIC New Garage
- Reutilization of Lydon Library to provide more flexible study spaces and other shared spaces
- Coordination of Facility Assessments with ongoing North Quad Modernization projects
- Consideration of more extensive research uses of existing Nuclear facility as specified by faculty
- Potential new building for the School of Management
- Coordination of new University Avenue bridge

GENERAL CONDITIONS OF THIS CONTRACT:

Study Contract

If selected for study services, the applicant agrees to execute *DCAM Form C-3 Contract for Designer's Services–Study*, or its successor, without revisions or modifications. DCAM compensates the designer during the Study Phase for approved products in accordance with the approved work plan.

DCAM Procedures

The designer will follow the procedures established in DCAM's Designer Procedures Manual dated June 2005 (http://www.mass.gov/cam/dlforms/DPMD_2005_06.doc). Applicants are urged to review and become familiar with the following supplemental material, which is available on the web at: http://www.mass.gov/cam/DSB/index.html.

PMAS

Consultants will be required to use DCAM's electronic web-based Project Management and Accounting System (PMAS) as a repository for all project correspondence, documentation, and project budgeting, and scheduling. No special software is required.

Workshops

DCAM and the Designer will hold periodic workshops to ensure that critical issues are not overlooked and that all team members have an opportunity to contribute their expertise, to anticipate potential obstacles, to identify potential solutions, and to expedite the decision-making process. Attendance by key design team members will be required at all workshops.

Executive Order 484

This project shall comply with all applicable requirements of Executive Order 484 (EO 484): see http://www.mass.gov/Agov3/docs/Executive%20Orders/Leading%20by%20Example%20EO.pdf. Future building projects identified in this Master Plan shall include preliminary estimates of the project's energy use, water use, and greenhouse gas emissions using protocols established by EOEAA or as determined by DCAM. All means, methods, and commitments required to mitigate the project's impact on the operating agency's plan for meeting EO 484's goals are to be documented in the consensus solution, implementation plan, and estimated construction costs.

LEED Certification

This project shall identify, evaluate and recommend all appropriate means for achieving maximum LEED points for any building project identified in the Master Plan in order to achieve Mass. LEED Plus as required by Executive Order 484 (see http://www.mass.gov/Agov3/docs/Executive%20Orders/Leading%20by%20Example%20EO.pdf) at a level of Silver or higher. The consultant shall include in the final Master Plan an analysis of the potential LEED points in all recommendations for modernization or new construction. Any and all of these services will be considered as part of the base fee.

Universal Design

In addition to complying with 521 CMR, The Rules and Regulations of the Architectural Access Board (http://www.mass.gov/aab/aab_regs.htm), the consultant will review ADA Title II (http://www.usdoj.gov/crt/ada/reg2.html), and the ADA Accessibility Guidelines (http://www.access-board.gov/adaag/html/adaag.htm), to ensure that the proposed design meets the civil right intent of this act. The requirements of these two laws may differ and the consultant must comply with the more stringent. Design solutions will meet the diverse and changing needs of users across age, ability, language, ethnicity and economic circumstance. DCAM welcomes innovative design strategies that are simultaneously equitable, flexible and legible for all and extend beyond minimal compliance with accessibility regulations.

Environmental and other supplemental services

DCAM reserves the right to obtain supplemental services through independent consultants who will collaborate with the prime and the project team.

Cost Estimating

Cost estimates, cost models, and estimator participation shall meet the requirements of the current DCAM *Cost Estimating Manual* and will be submitted in Uniformat II in the study phase. The *Cost Estimating Manual* can be found at http://www.mass.gov/cam/dlforms/CEM_Feb06.pdf, and Uniformat II can be found at http://www.bfrl.nist.gov/oae/publications/nistirs/6389.pdf.

CONDITIONS FOR APPLICATION:
Current or updated Master File Brochures must be on file with the Board.

APPLICATIONS WILL BE EVALUATED BASED ON THE FOLLOWING PRIME AND SUB CONSULTANT PERSONNEL AND EXTENT OF COMPLIANCE WITH **MBE/WBE PARTICIPATION GOALS**. PLEASE ALSO SEE QUESTION #6 ON DSB APPLICATION 2005.

1. **Architect** (as Prime)
2. Campus Master Planner
3. Mechanical Engineer (MPFP)
4. Electrical Engineer
5. Civil Engineer
6. Structural Engineer
7. Higher Education Programmer & Planner
8. Landscape Architect
9. LEED Accredited Professional
10. Code Consultant
11. Cost Estimator (independent consultant required)

Where an "independent consultant" is required the Applicant may not provide the services "in house." If the Applicant plans to fulfill any of the other sub-consultant roles, so indicate on the organizational chart. Project Managers for Study and Final Design should be listed separately.

APPLICATIONS WILL BE EVALUATED BASED UPON THE REQUIREMENTS OF M.G.L. Ch. 7 §38F AND WORK LISTED ON DSB APPLICATION 2005 SECTIONS 8, 9 AND 10 WHICH ILLUSTRATES CURRENT QUALIFICATIONS IN THE FOLLOWING AREAS:

1. Significant experience in the preparation of Comprehensive Campus Master Plans for Colleges and Universities.
2. Demonstrated qualifications and proven track record in innovative and sustainable /green design and planning, renewable energy sources (such as geothermal, wind, hydro, PV, etc.), systems analysis, and advanced energy modeling for a multiple building complex.
3. Space Utilization Analysis & Interpretation
4. Expert planning and design of new and renovated academic and student life facilities, including athletic facilities, student unions, and dining halls.
5. Multiple consultants with LEED Accreditation and the successful completion of multiple LEED certified academic facilities.

APPLICANTS PLEASE NOTE

A copy of the most current Application Form and Instructions - **DSB 2005 Application Form** is included with this Notice, and is available for download at http://www.mass.gov/cam/forms/fi_dselectboard.html.

Only complete applications submitted on the **DSB2005 Application Form** will be considered by the Designer Selection Board. Applications that are incomplete or submitted on a form other than **DSB2005,** may be rejected as non-compliant and not be considered by the Board.

Applications received at the DSB Office after the advertised deadline will not be considered.